





CATHOLIC COMMUNITY SERVICES OF WESTERN WASHINGTON OFFICE BUILDING

PROPOSED MONICA'S VILLAGE PLACE MIXED-USE BUILDING

OWNER

MONICA'S VILLAGE PLACE I, LLC 123 - 23rd AVENUE SOUTH SEATTLE, WA 98144

ADDRESS

140 - 23rd AVENUE SOUTH SEATTLE, WA 98144

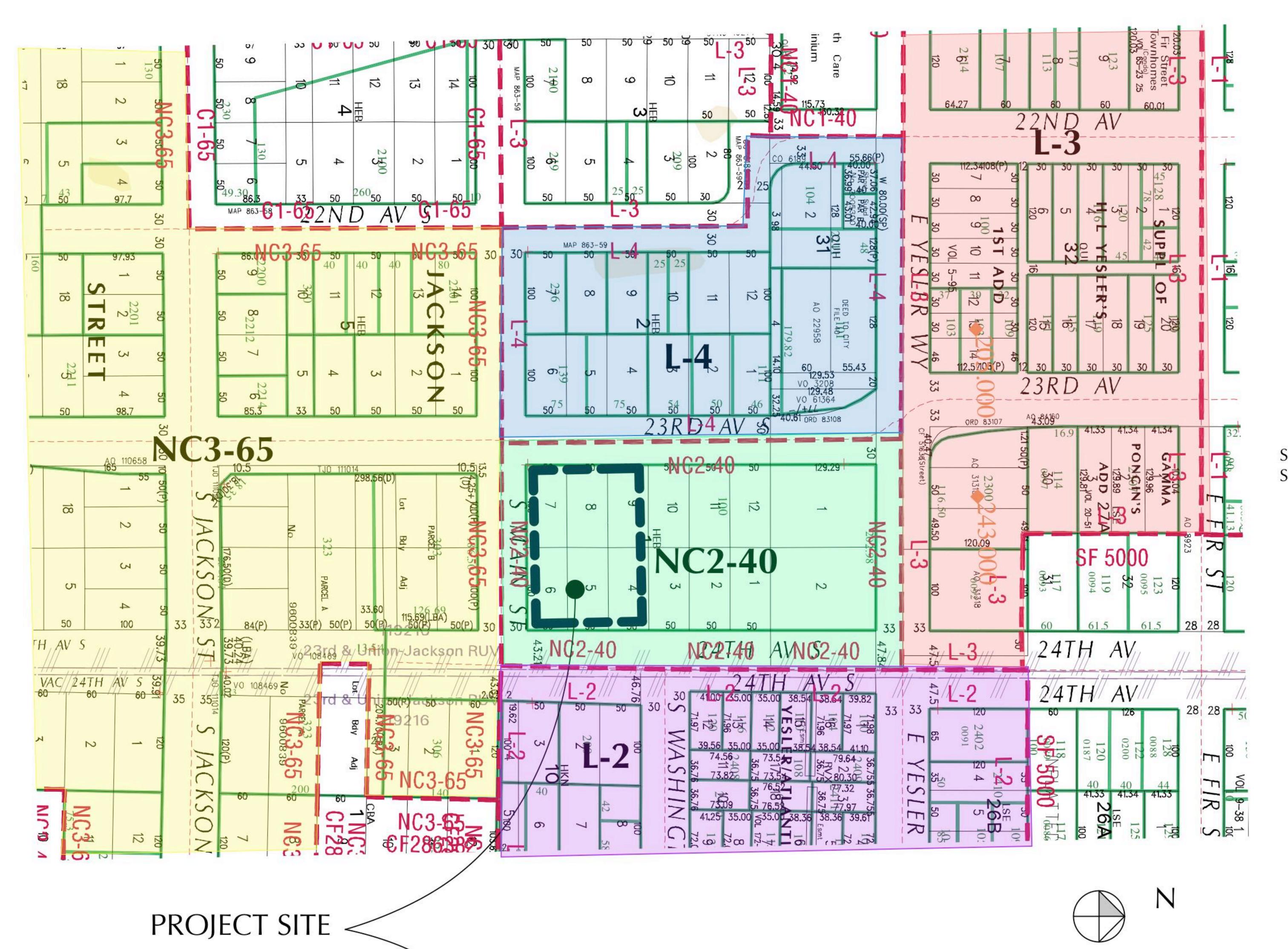
THE PROJECT

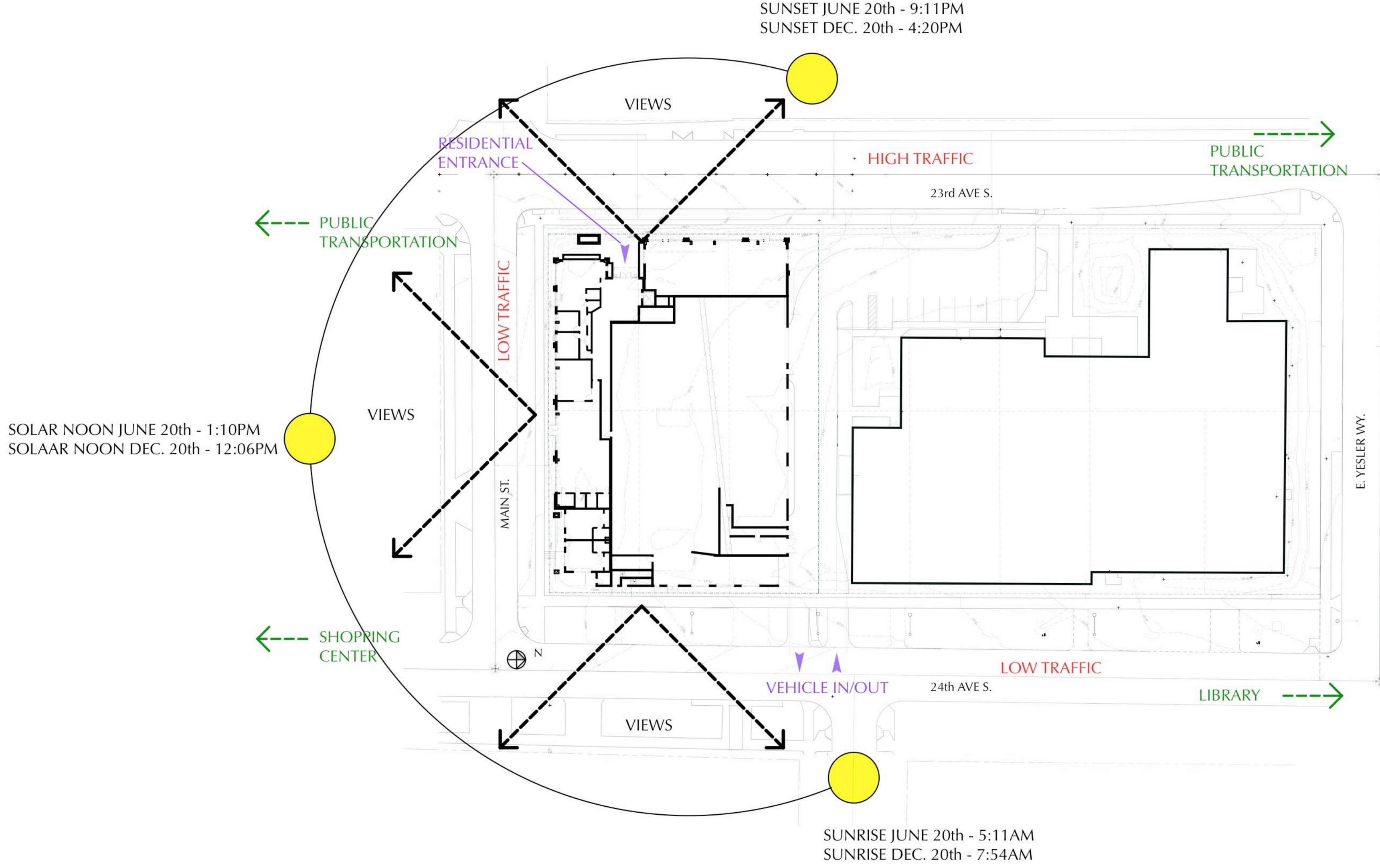
Monica's Village Place is a mixed-use building with 3 floors of affordable family apartments above streetlevel retail space, administrative offices and two levels of parking garages. The site is the parking lot for the Catholic Community Services of Western Washington (CCSWW) office building. The project will incorporate the displaced parking required for CCSWW.

This project consist of:

- 2,300 SF of retail space
- 51 units of studios, one bedroom, two bedroom and three bedroom apartments
- 30 residential parking spaces
- 41 commercial parking spaces for the adjacent Catholic Community Services of Western Washington office building

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SITE ANALYSIS

ZONING & SITE FEATURES

The site is NC2-40 and is situated within the 23rd & Union-Jackson Residential Urban Village. The site rises from south to north approximately 4.5 feet and from west to east approximately 3 feet. Existing vegetation consist of trees and bushes consistent with typical parking lot landscaping. Vehicle access consist of two curb cuts on 23rd Avenue and one curb cut on 24th Avenue.

VIEWS and SOLAR ACCESS

Generous views from the east to the west and corresponding excellent solar access from east to west.

AMENITIES

Large shopping center and public transportation stop one block south of the site. Public library and public transportation stop one block north of the site.

MAY 2009 DESIGN REVIEW

23rd AVENUE SOUTH

Major arterial - Public transportation route, high visibility, existing urban streetscape development

EAST YESLER WAY

Major arterial - Public transportation route, opposite end of block from site

24th AVENUE SOUTH

Residential street - Pedestrian route, demarcation between higher density zoning and lower density zoning

MAIN STEET

Residential street - Pedestrian route

NORTH - Adjacent the site is the Catholic Community Services of Western Washington office building. Across Yesler Way is the Douglas-Truth Public Library. Northwest of the site is Fire Station No. 6.

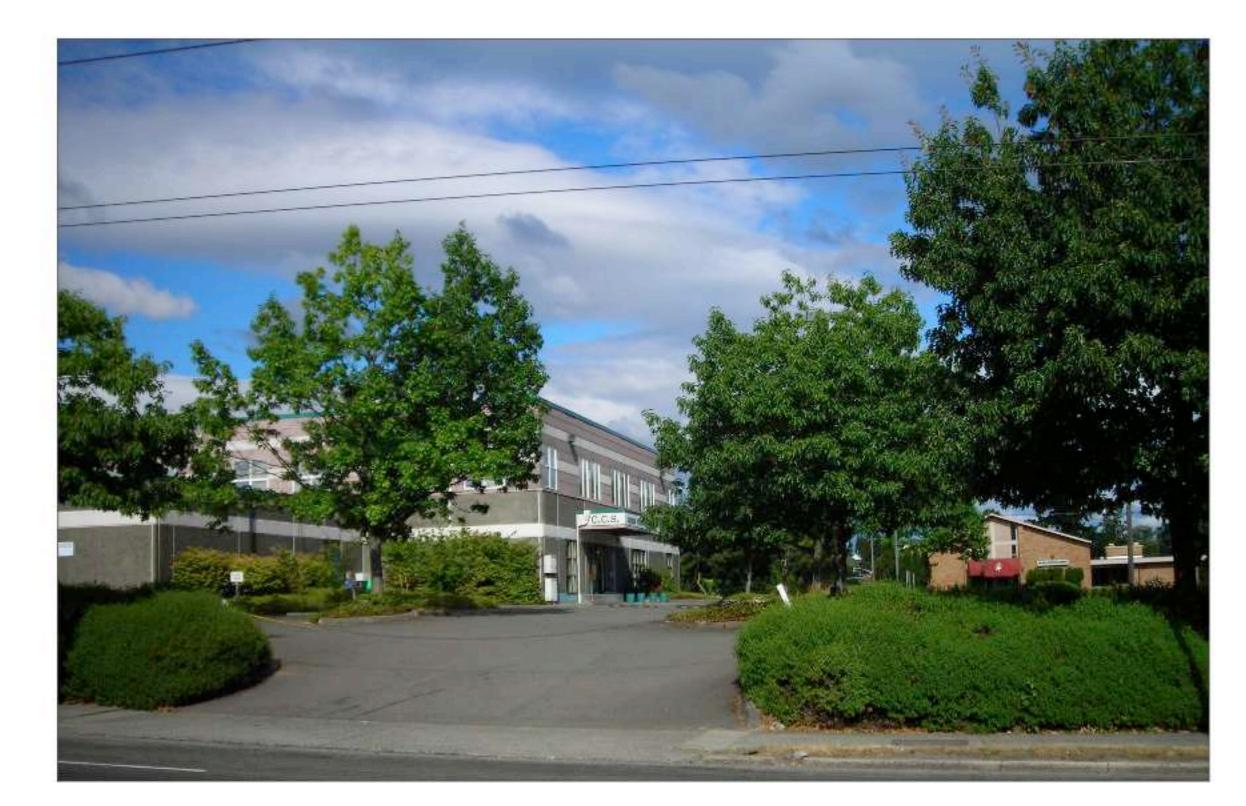
EAST - Bethel Christian Church is located on the parcel across 24th Avenue

South - The area south of the site from Main Street to Jackson is a large shopping center.

Directly across from the site is a one story office building and parking lot. Several mixed-use developments are located on the west side of 23rd Avenue between Main St. and Jackson.

WEST - The Cannon House Retirement and Assisted Living Residence is locate across 23rd Avenue.





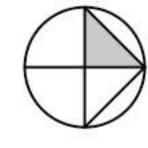


A - CATHOLIC COMMUNITY SERVICES OF WESTERN WASHINGTON



A-2







F - VIEW SOUTHEAST ON 23rd AVE. FROM THE SITE



E - BETHEL CHRISTIAN CHURCH



D - DOUGLAS-TRUTH PUBLIC LIBRARY



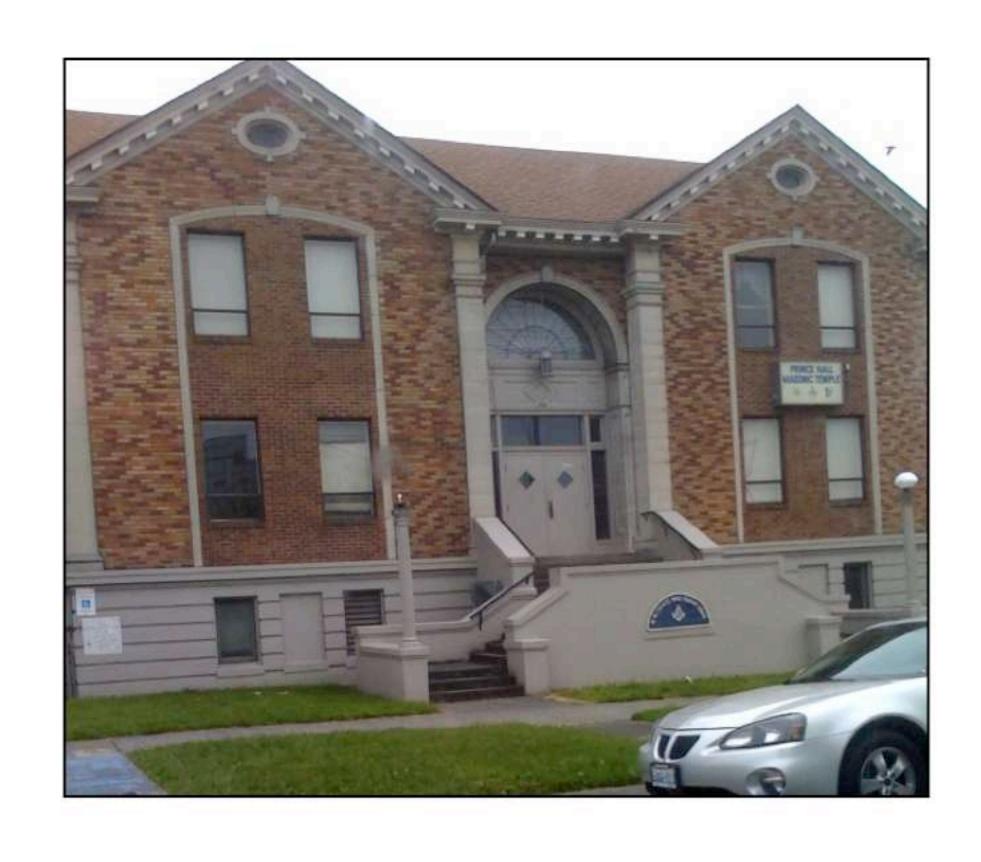
C - FIRE STATION NO. 6



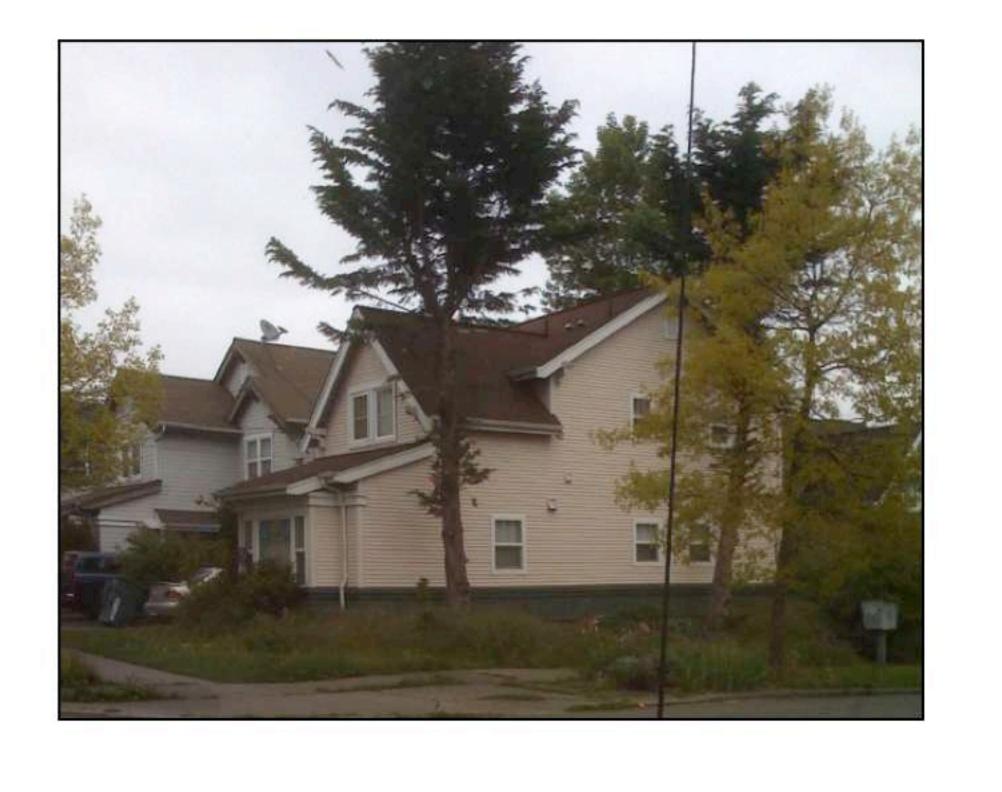
B - CANNON HOUSE RETIREMENT & ASSISTED LIVING RESIDENCE



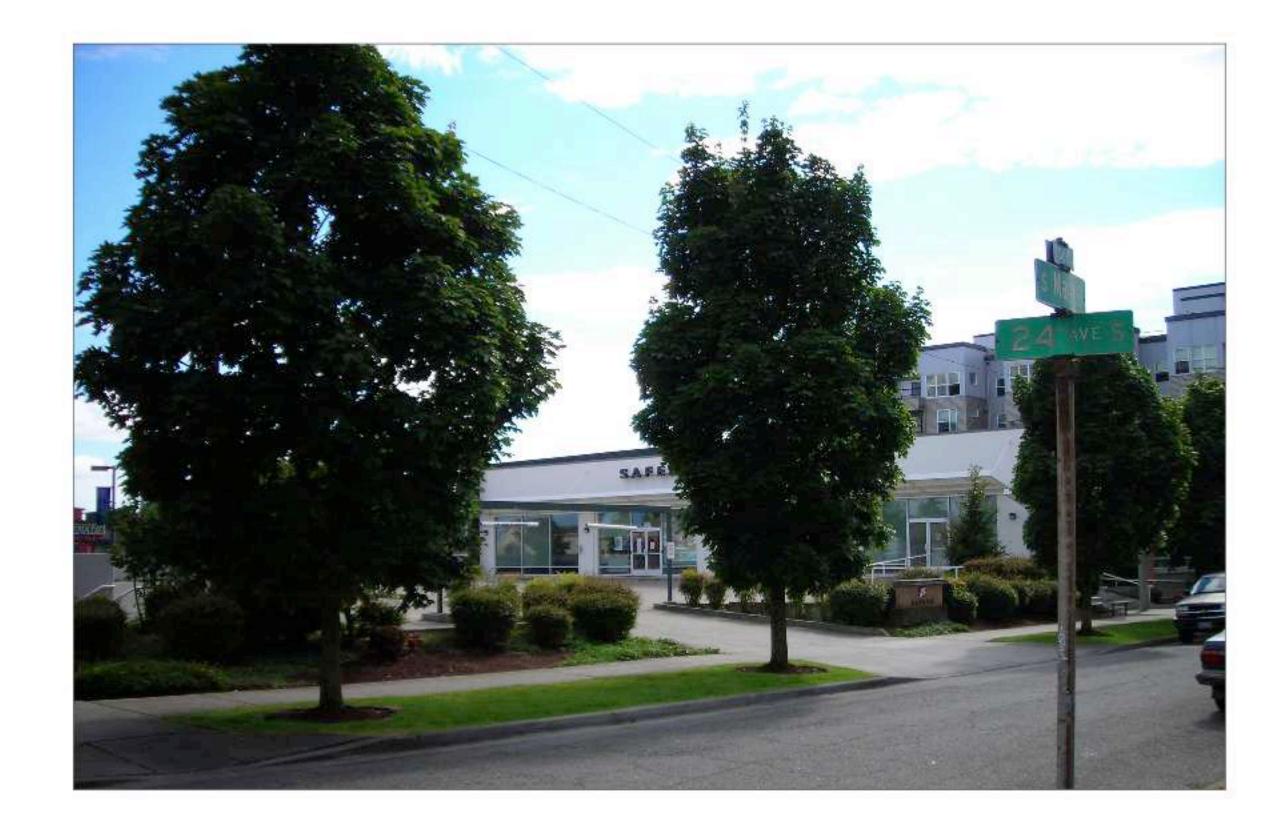
K - COMMERCIAL SPACE



J - MASONIC TEMPLE



I - SINGLE FAMILY DWELLINGS



H - VIEW SOUTH FROM THE SITE



G - VIEW SOUTHWEST ON 23rd AVE. FROM THE SITE

DESIGN REVIEW GUIDELINE RESPONSE

Guideline

A-1 Responding to Site Characteristics

Acknowledge visibility from the CCSWW site and both avenues when approaching from the north. Foster interaction between the two buildings and sites.

A-2 Streetscape Compatibility

Existing development along 23rd Avenue to the south and west of the project site have begun to create a "street wall" definition for this avenue. The design should continue this by placing the structure in a traditional urban relationship close to the sidewalk.

A-3 Entrances Visible from the Street

Residential, office, retail and semi-public spaces (multipurpose room) should have entries visible to the public and users and be differentiated from each other.

A-7 Residential Open Space

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

A-8 Parking and Vehicle Access

The project no longer proposes the replacement of a large planting strip along 24th Avenue with diagonal parking. Vehicle access is proposed from both 23rd and 24th Avenue.

A-10 Corner lots

Buildings on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.

Response

The design and material elements (brick, storefront, canopy) along 23rd Avenue are carried around the NW corner of the building. A paving change signifies the main pedestrian path from the garage to the CCSWW entrance. A green wall is used to soften the north facade. Wall modulation along the upper floors are used to create relief between the two buildings.

The location, scale and materials of the building invoke similar elements to the existing development along 23rd Avenue. The street planting strip is widened to provide additional landscaping, street trees and create a buffer between traffic and pedestrians. Ample area is provided at the retail face to enhance the commercial qualities of the western facade.

The residential forecourt in conjunction with a recessed building lobby locates the residential, office and multi use room entrances. The retail storefront entrances are closer to the street in a different spatial plane to reinforce the separation between retail and residential. A secondary entrance to the multi use room is located on Main Street. It is enhanced with storefront windows and a steel canopy to highlight the space.

The residential amenity area is achieved with the generous second floor courtyard. It is articulated in width to add interest and create gathering spaces of varying sizes for the residents. The courtyard also serves as the "street" entrance for the south facing two story units. Additional interaction and character is achieved by having direct access from the north side units as well as having direct access from the large laundry room to the courtyard's play area. At it's greatest distance, this outdoor space is 44 feet wide and is bathed in sunlight most of the year.

Vehicle access will be accomplished with a separate in and out curb cut on 24th Avenue. An existing curb cut on 23rd Avenue will remain for access to the existing parking spaces in front of the CCSWW building.

The residential forecourt, building entrance and administrative office create a strong corner at the intersection of 23rd & Main. The forecourt is designed with a series of planters that double as built in seating. These elements are intended to introduce a residential character to the building as you enter the lobby. This space also doubles as a public gathering space that takes advantage of excellent solar orientation.

The 24th Avenue and Main corner consist of two residential units. The intention is to acknowledge residential character of the neighborhood as you move further east for the site while at the same time creating a visual interaction with residential units on the second floor.

Guideline

B-1 Height, Bulk and Scale Compatibility

Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area.

C-2 Architectural Concept and Consistency

C-4 Exterior Finish Materials

Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Building exteriors should be constructed of durable and maintainable materials that are attractive.

D-1 Pedestrian Open Spaces and Entrances

Convenient and attractive access to the building's entry should be provided.

D-2 Blanks Walls

D-5 Visual Impacts of Parking Structures

Buildings should avoid large blank walls facing the street, especially near sidewalks. The visibility of all at-grade parking structures or accessory parking garages should be minimized

D-6 Screening of Dumpsters, Utilities and Services Areas

Building sites should locate service elements away from the street front.

D-7 Personal Safety and Security

Landscaping in front of the north facade likely to create security / visibility problem at garage entry gates

E-2 Landscaping to Enhance the Building and/or Site

Landscaping including living plant material, special pavements, screen walls, planters, site furniture should be appropriately incorporated.

Response

at each unit.

The design is intended to break up the scale and apparent mass of the building. A two story residential tower and a three story residential tower were created along with different roof profiles to aid in defining the scale of the project. The longer east-west building walls were interjected with different types of wall modulations. The south wall has series of square cantilevered living spaces while the north wall has several saw tooth spaces.

In addition to the responses mentioned in B-1 above, the base of the structure is constructed in brick to give the building a solid well grounded feel and differentiate commercial uses from the above residential uses. Brick pilasters are added to give a visual

connection between the distinct two uses. The second and third floors walls consist of fiber cement board planks and panels with the fourth floor wrapped in corrugated metal siding. These materials help convey a lighter feel to the structure that one normally associates with residential construction. The placement of the fiber cement panels are used to create additional patterns on the facade.

The building entry starts as a progression of spaces from public to semi-public to private. The residential forecourt defines the building entrance at the property line while conveying a public gathering space. The lobby entrance starts the semi-public space at the end of the forecourt. It is wide and tall with a well proportioned canopy for weather protection. The semi-public continues throughout the building until you reach the private space

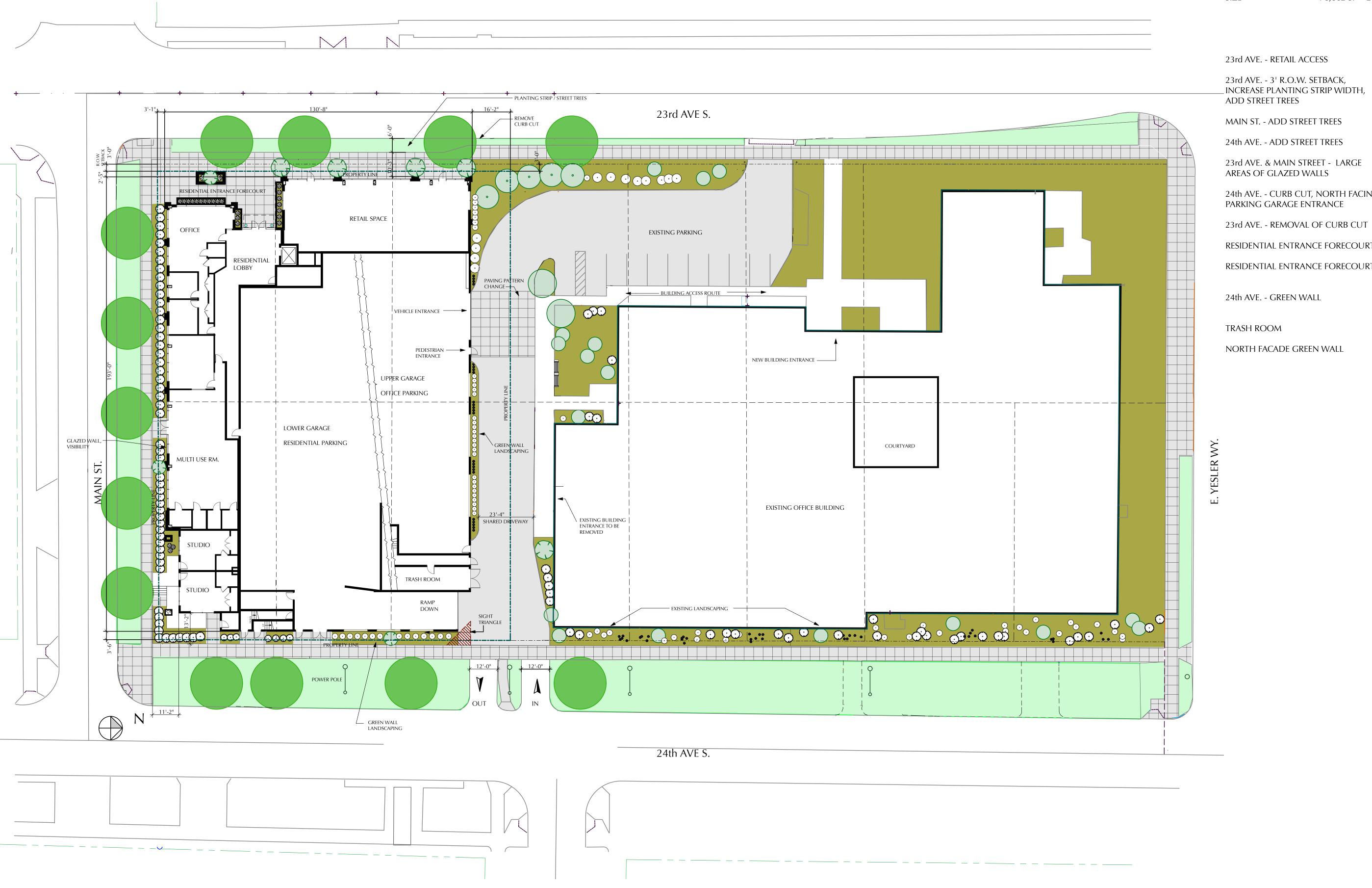
Walls along 23rd Avenue and Main Street have large expanses of storefront windows and doors to give transparency to these elevations. Green walls are used to reduce the impact of blank walls and reduce visibility of at-grade walls on 24th Avenue.

All service areas including dumpster and utilities are located in the

building without direct visual connection to the street.

Landscaping is removed from garage entry gates.

A generous amount of landscaping is provided on site and in the public right of way. This project meets the green factor requirements without including the second floor plant material. Hardscape material such as planters, benches, tables, bicycle racks located throughout the project.



FAR CALCULATION SMC 23.4/A.013

NC2-40 LOT ZONE

LOT SIZE 29,838 SF FAR ALLOWED $3 = 29,838 \times 3 = 89,514 \text{ SF}$

PROPOSED BLDG. 78,862 SF = 2.64 FAR

23rd AVE. - 3' R.O.W. SETBACK, _ INCREASE PLANTING STRIP WIDTH,

MAIN ST. - ADD STREET TREES A-2 STREETSCAPE COMPATIBILITY

24th AVE. - ADD STREET TREES

23rd AVE. & MAIN STREET - LARGE A-3 ENTRANCES VISIBLE FROM

24th AVE. - CURB CUT, NORTH FACING PARKING GARAGE ENTRANCE

RESIDENTIAL ENTRANCE FORECOURT

RESIDENTIAL ENTRANCE FORECOURT

24th AVE. - GREEN WALL

A-2 STREETSCAPE COMPATIBILITY

A-2 STREETSCAPE COMPATIBILITY

A-2 STREETSCAPE COMPATIBILITY

STREET

A-8 PARKING & VEHICLE ACCESS

A-8 PARKING & VEHICLE ACCESS

A-10 CORNER LOTS

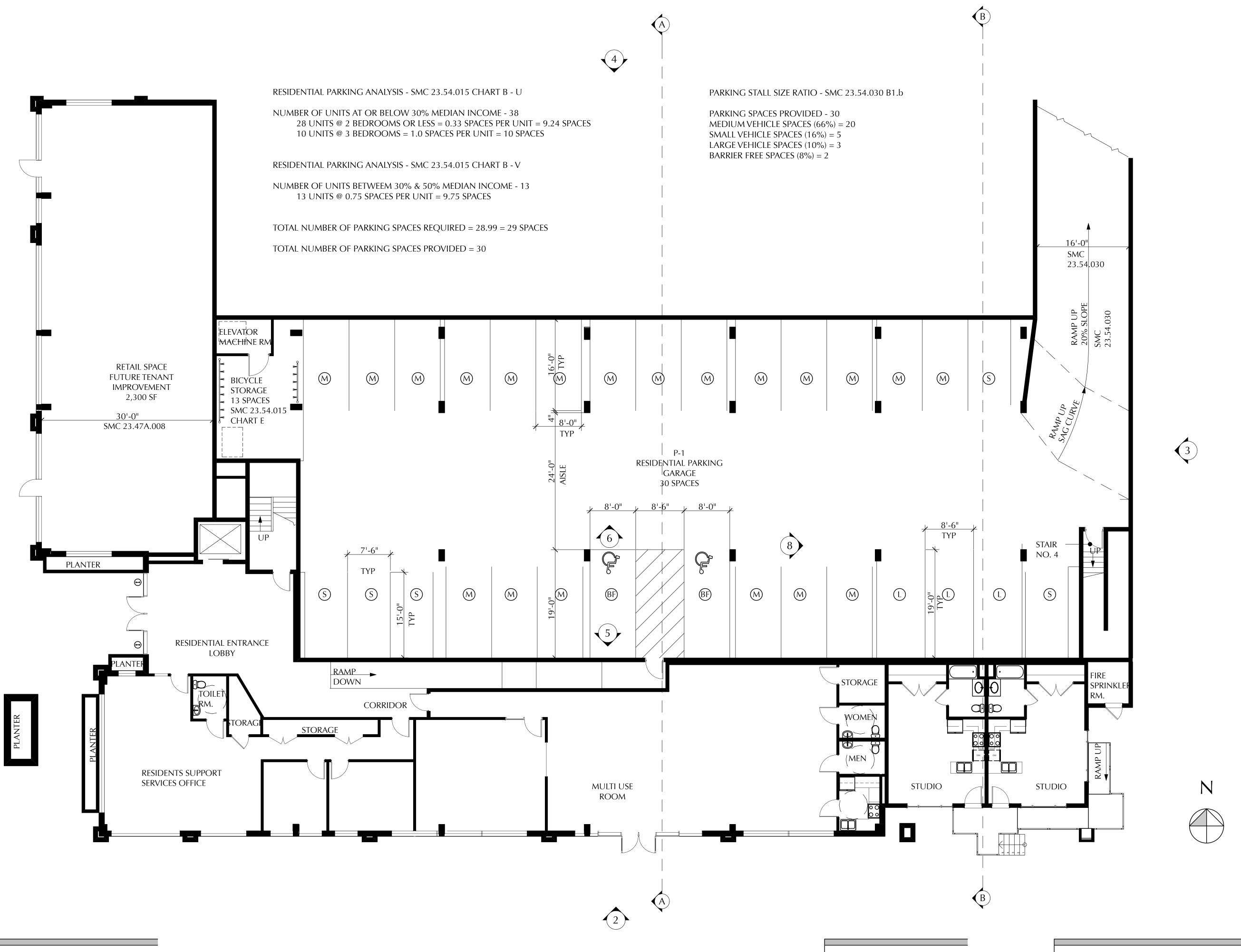
D-1 PEDESTRIAN OPEN SPACES & **ENTRANCES**

D-2 BLANK WALLS, D-5 VISUAL IMPACTS OF PARKING STRUCTURES

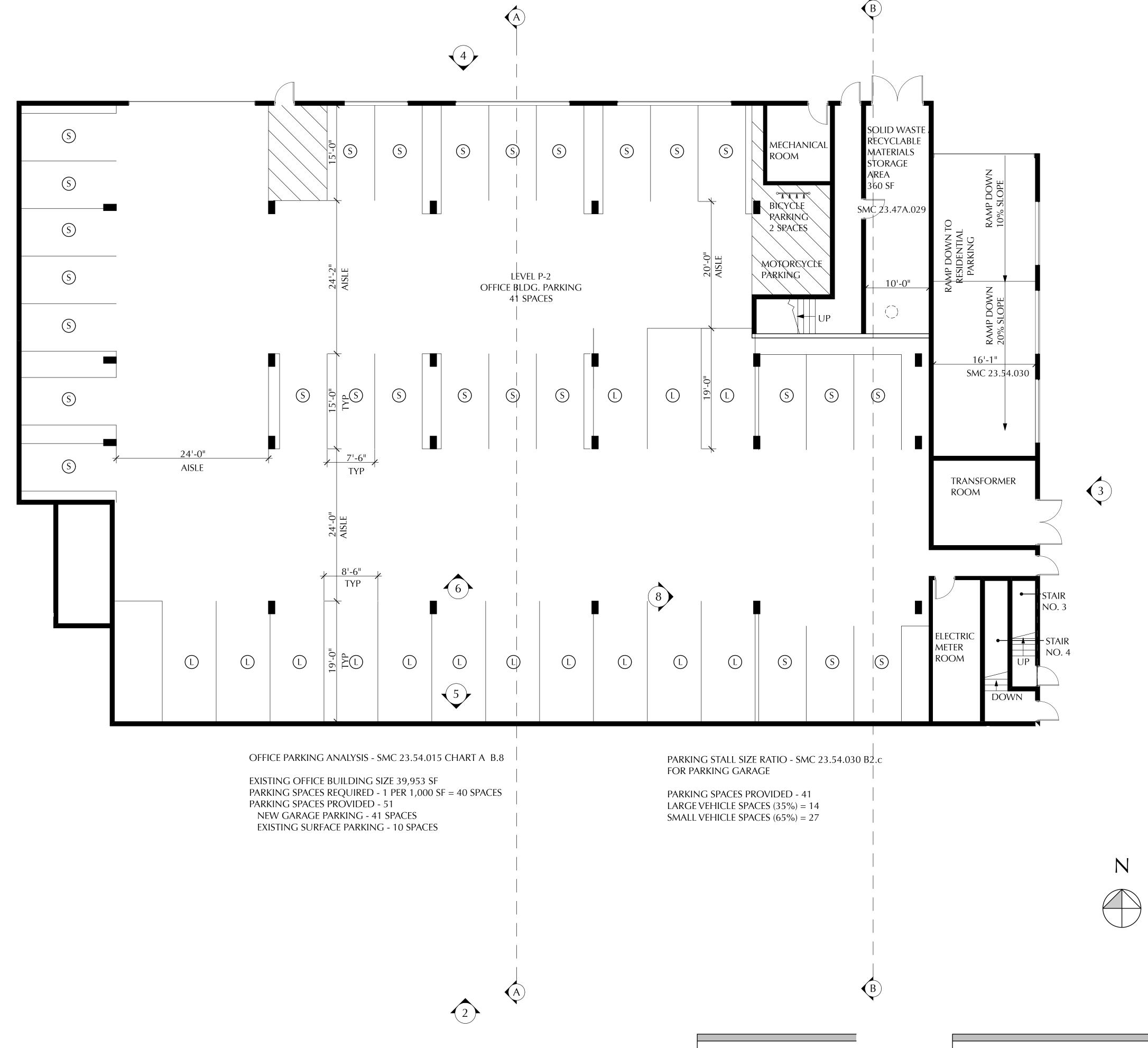
D-6 SCREENING DUMPSTERS

D-7 PERSONAL SAFETY & SECURITY

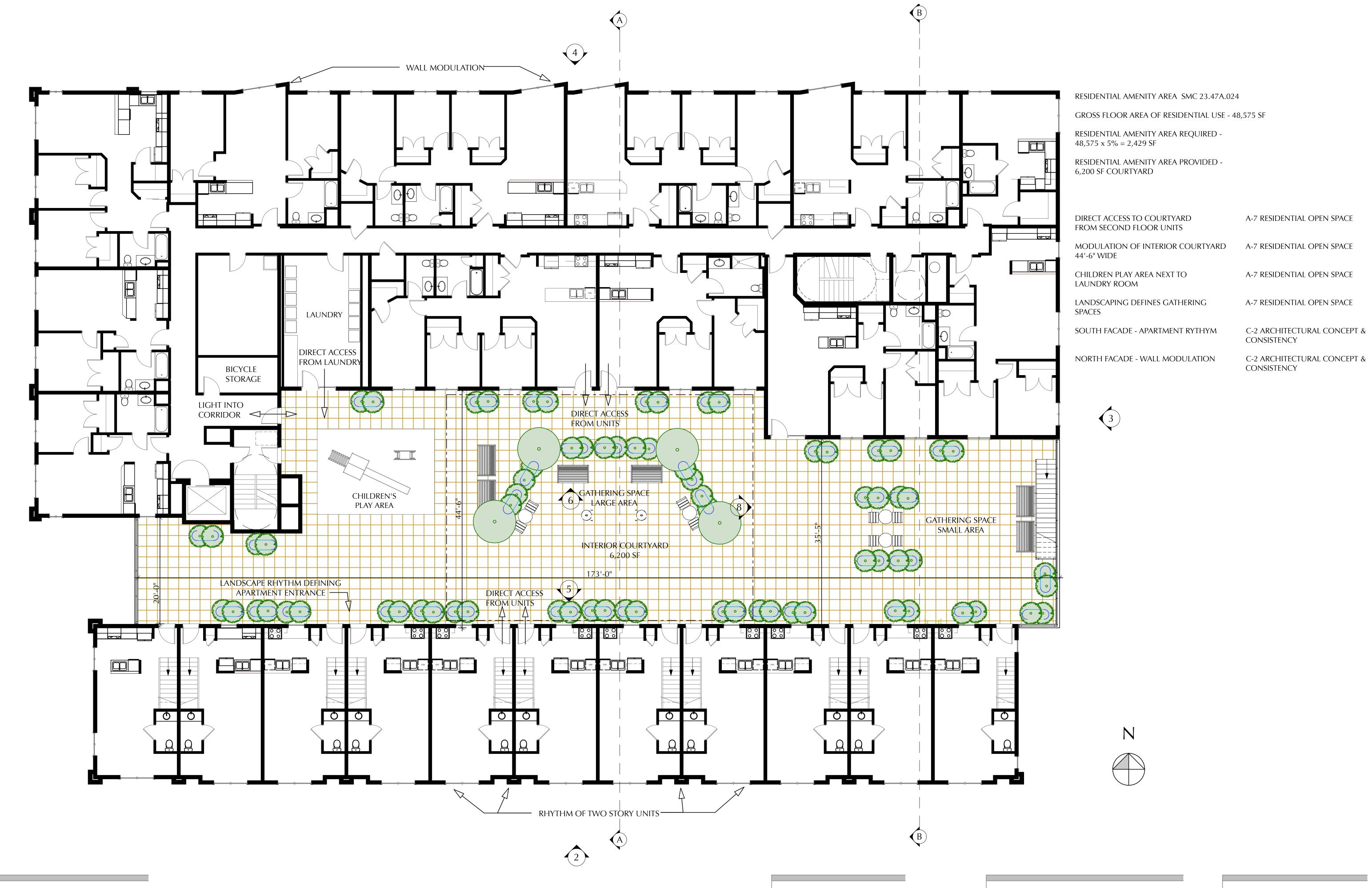
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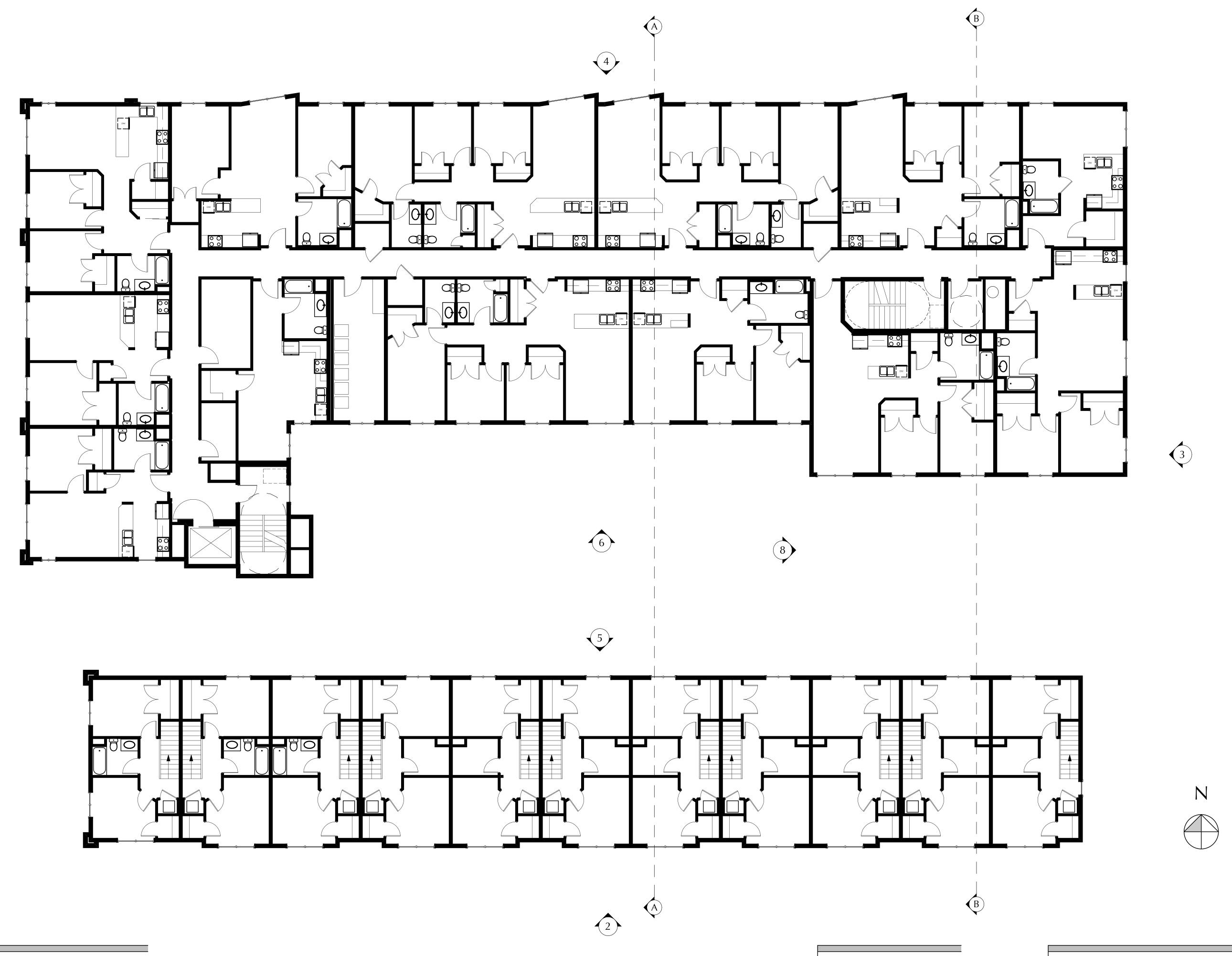


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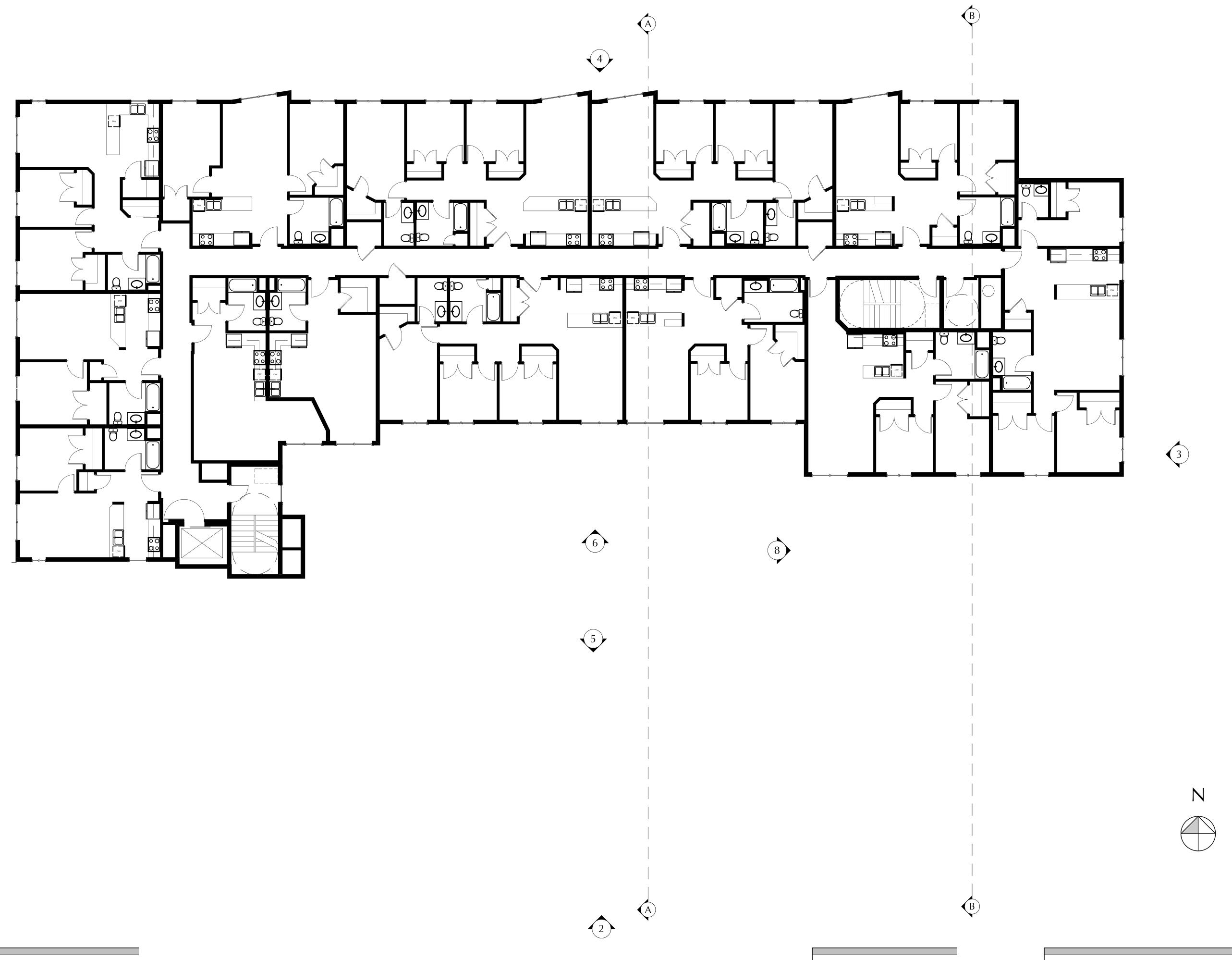


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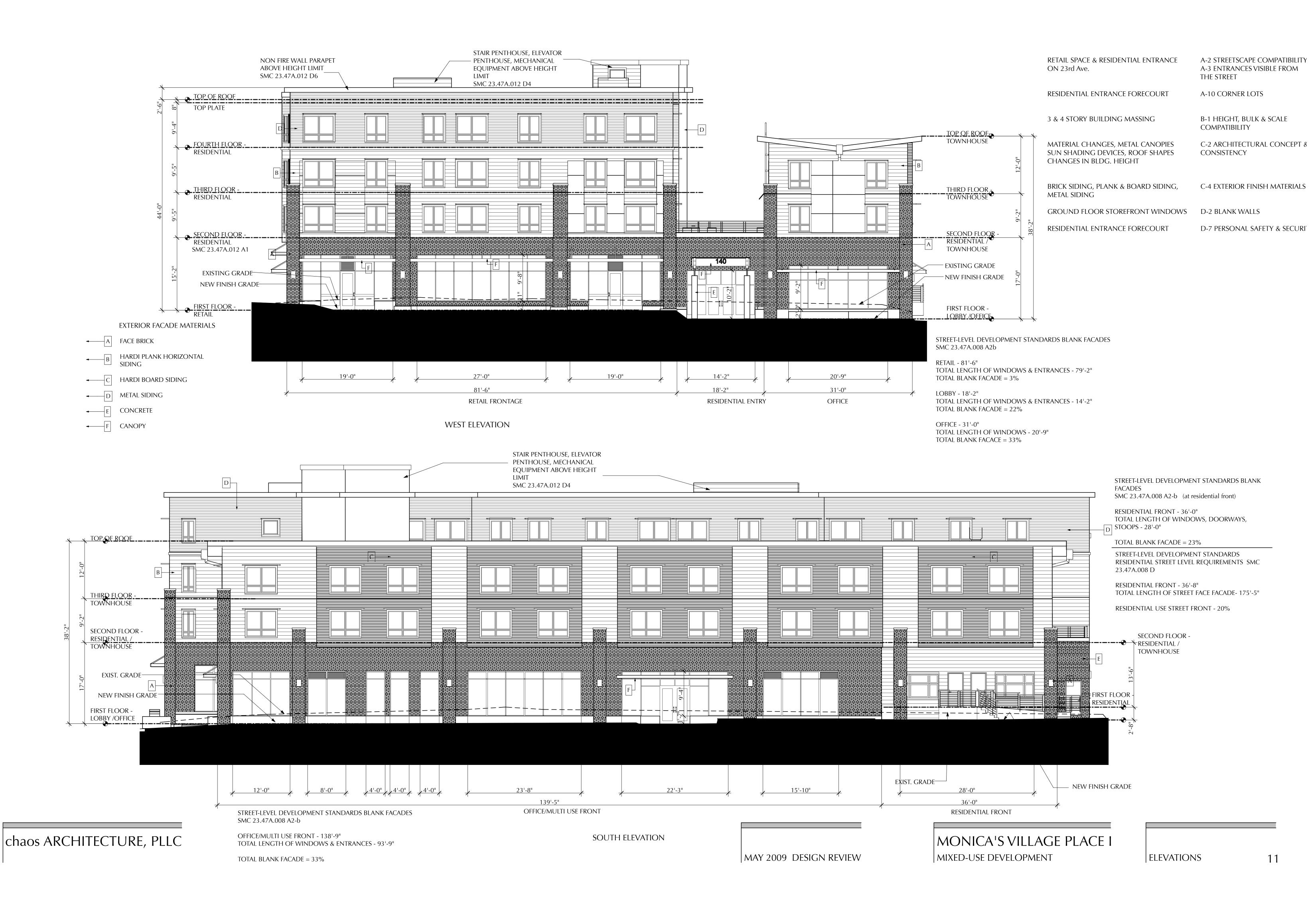
MONICA'S VILLAGE PLACE I MIXED-USE DEVELOPMENT



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Macintosh HD:Users:chaos1:Desktop:Design Review:Elev.pln

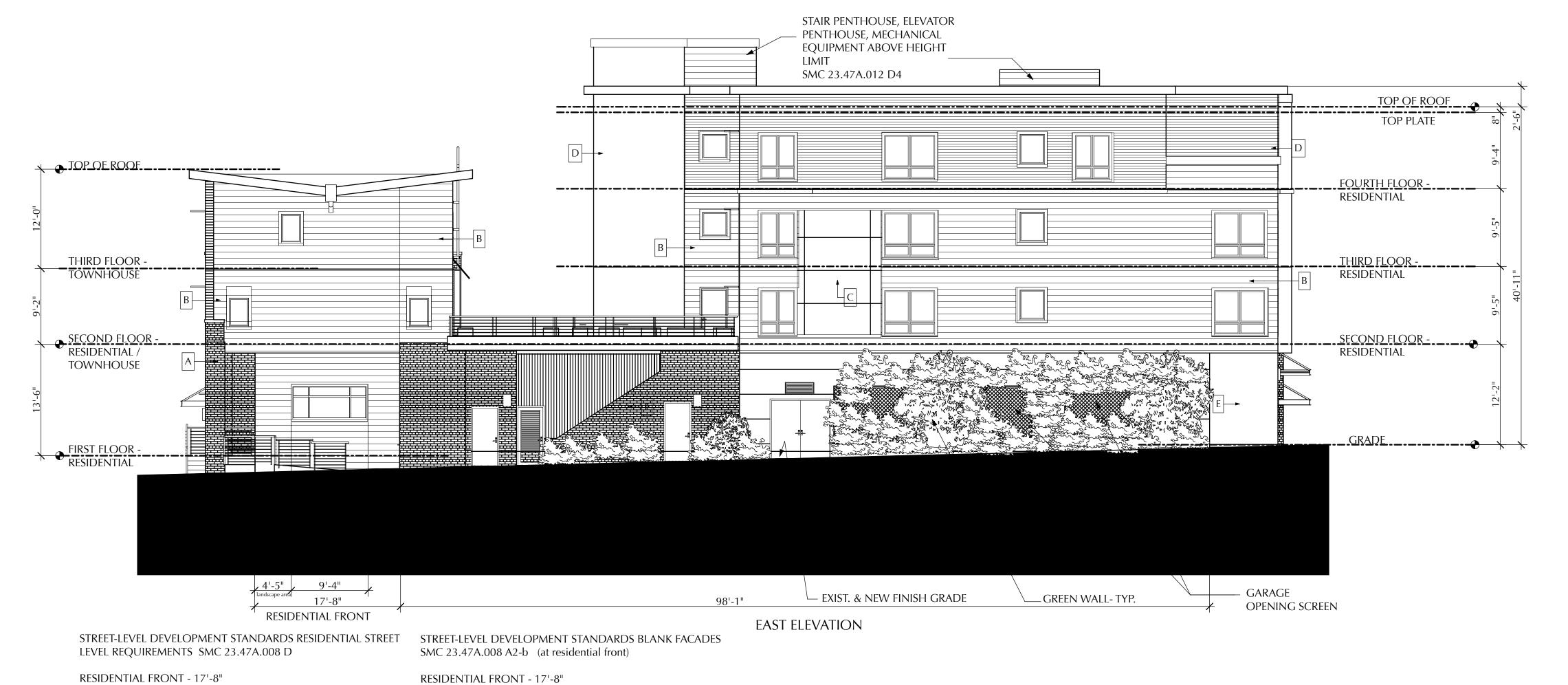


WEST ELEVATION



SOUTH ELEVATION

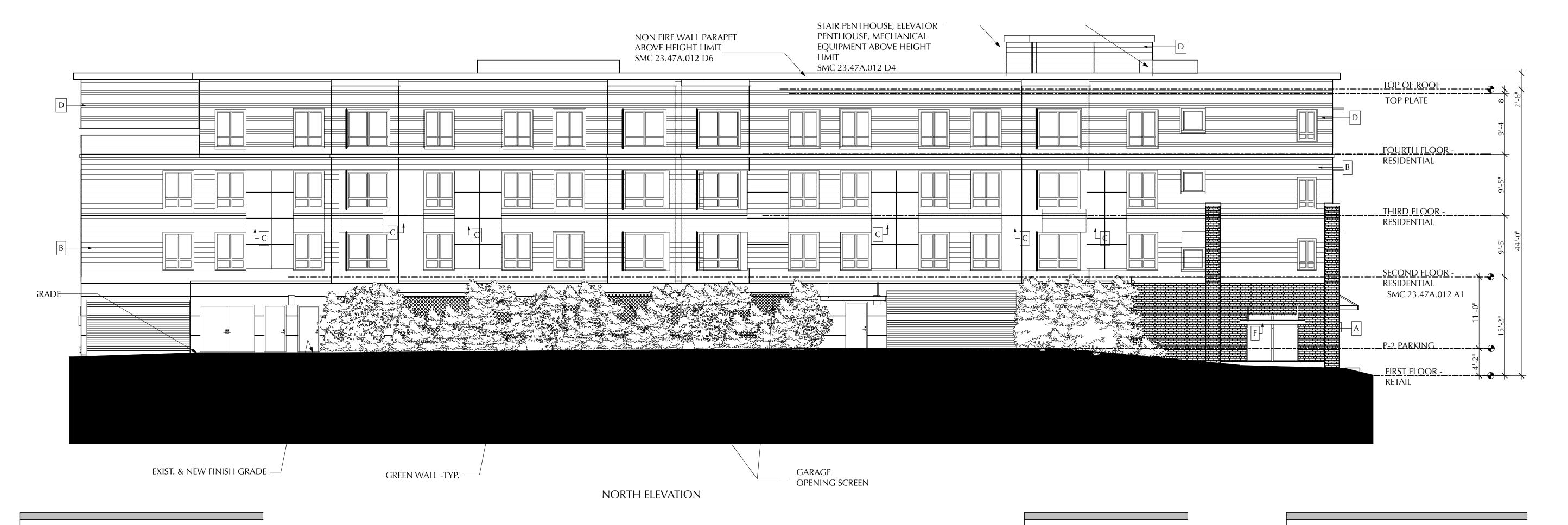
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TOTAL LENGTH OF WINDOWS, LANDSCAPING -13'-9"

TOTAL BLANK FACADE = 23%

RETAIL SPACE & RESIDENTIAL ENTRANCE A-2 STREETSCAPE COMPATIBILITY PARKING GARAGE ACCESS FROM A-8 PARKING AND VEHICLE ACCESS NORTH DRIVEWAY 3 & 4 STORY BUILDING MASSING B-1 HEIGHT, BULK & SCALE COMPATIBILITY MATERIAL CHANGES, METAL CANOPIES C-2 ARCHITECTURAL CONCEPT & SUN SHADING DEVICES, ROOF SHAPES CONSISTENCY CHANGES IN BLDG. HEIGHT BRICK SIDING, PLANK & BOARD SIDING, C-4 EXTERIOR FINISH MATERIALS METAL SIDING GREEN WALLS D-2 BLANK WALLS , D-5 VISUAL IMPACTS OF PARKING STRUCTURES TRASH ROOM D-6 SCREENING OF DUMPSTERS GREEN WALLS, STREET TREES E-2 LANDSCAPE TO ENHANCE THE BUILDING AND/OR SITE



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TOTAL LENGTH OF STREET FACE FACADE- 119'-6"

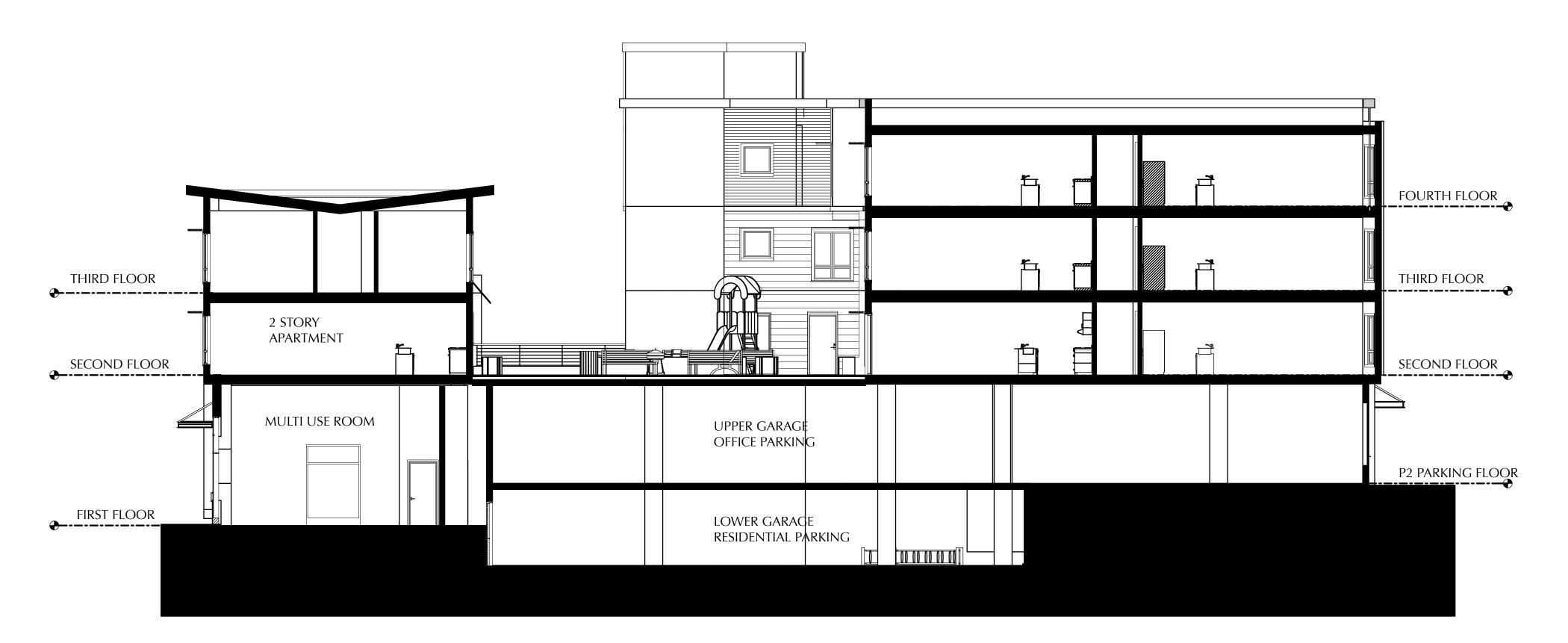
RESIDENTIAL USE STREET FRONT - 18%



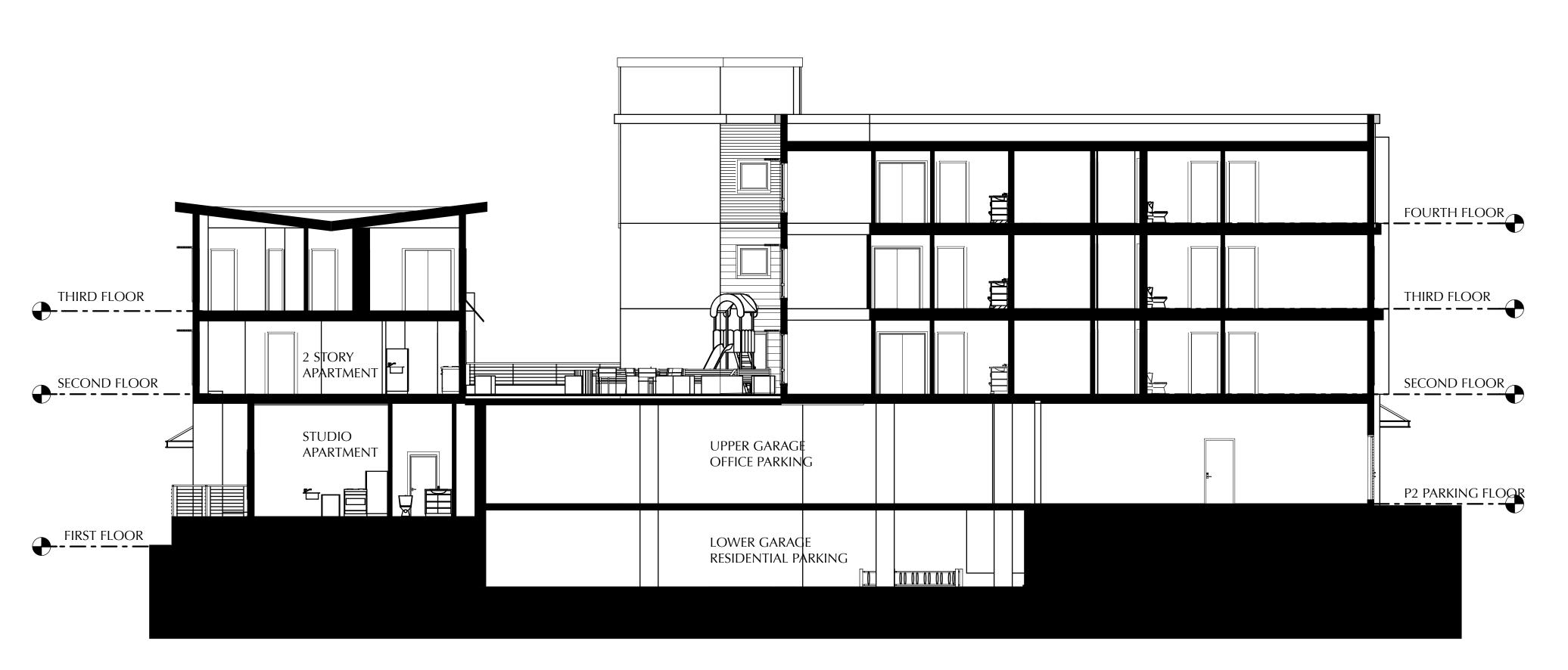
EAST ELEVATION



NORTH ELEVATION



SECTION A-A



SECTION B-B



VIEW FROM 23rd AVENUE & MAIN STREET



VIEW FROM 24th AVENUE & MAIN STREET



VIEW FROM 24th AVENUE





GROUND FLOOR STUDIO APARTMENTS



24th AVENUE DRIVEWAY ENTRANCE





EAST ELEVATION COURTYARD STAIR



December 20th - 12:06 PM



June 20th - 1:10 PM



March / September 20th - 12:00 PM

Departure Request #3

Departure Request #2

DEPARTURE REQUEST

Departure Request #1

Parking Location (23.47A.032 B1.b)

Transparency (23.47A.008 B 2a)

above sidewalk shall be transparent.

transparency on 24th Avenue South.

Street Level Uses (23.47A.005 C)

parking on 24th Avenue South.

Standard:

Parking may not be located inside a structure adjacent to a street-level street facing facade

Standard:

In NC zones street-level parking must be separated from the street-level, street-facing facade by another permitted use.

Proposed:

Propose planting green wall landscaping on the streetfacing facade for portions of the structure occupied by parking on 24th Avenue South.

24th Avenue South and adds to the overall quantity of

planting material for this project.

Proposed:

Propose planting green wall landscaping on the streetfacing facade for portions of the structure occupied by

Rationale:

Providing off street parking for the adjacent CCSWW office building limits the ability of the non-profit owner to fund additional below grade parking in order to allocate space for street-facing uses. The proposed green wall reinforces an existing landscape pattern along the western edge of

Rationale:

Rationale:

Proposed:

Standard:

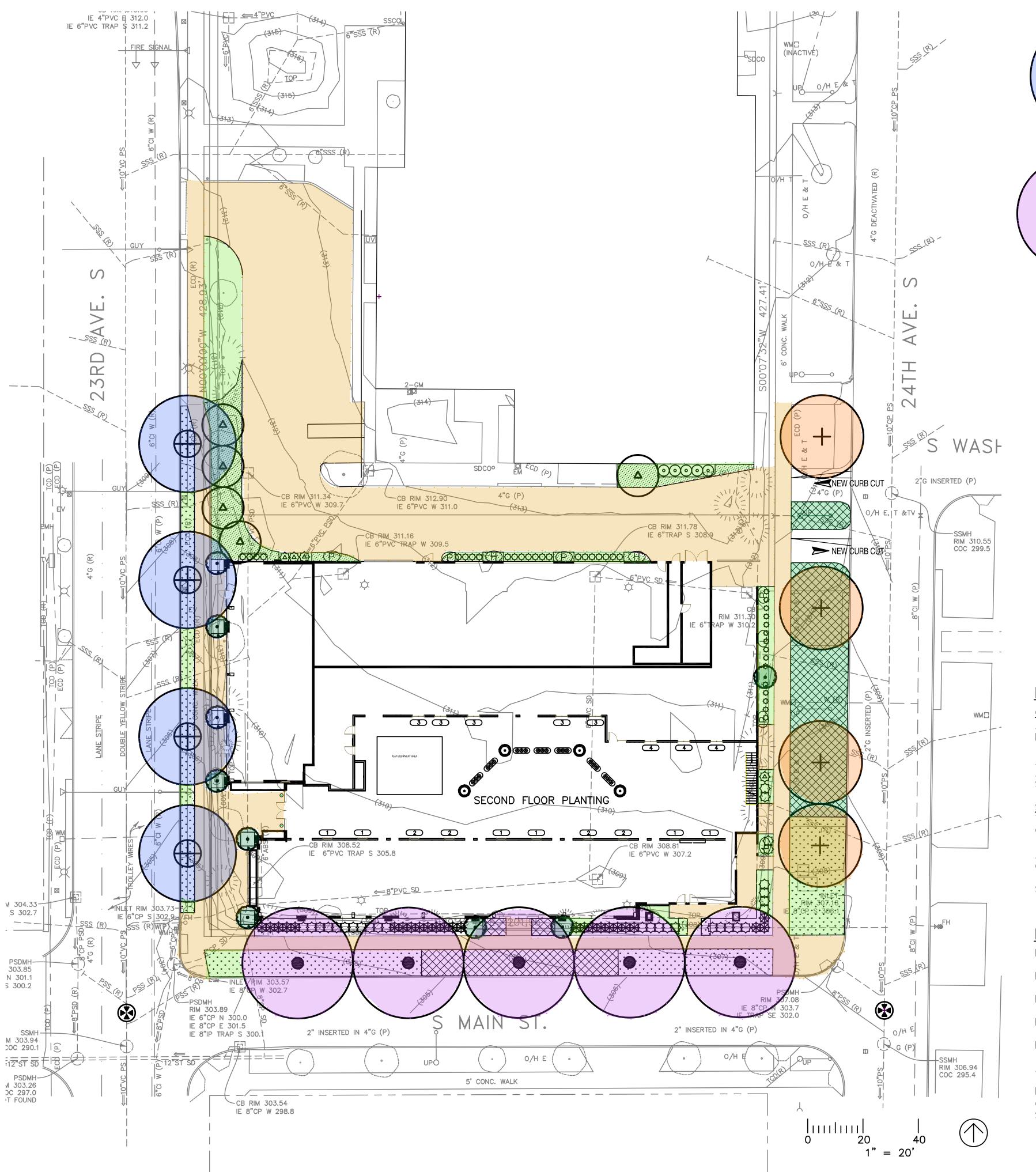
Providing off street parking for the adjacent CCSWW office building limits the ability of the non-profit owner to fund additional below grade parking in order to allocate space for street-facing uses with the required transparency. The proposed green wall reinforces an existing landscape pattern along the western edge of 24th Avenue South and adds to the overall quantity of planting material for this project.

60% of the street-facing facade between 2 feet and 8 feet

Propose planting green wall landscaping on the street-

facing facade for portions of the structure not meeting 60%

Providing off street parking for the adjacent CCSWW office building limits the ability of the non-profit owner to fund additional below grade parking in order to allocate space for street-facing uses. The proposed green wall reinforces an existing landscape pattern along the western edge of 24th Avenue South and adds to the overall quantity of planting material for this project.



NOTES

REFER TO L-001 FOR LANDSCAPE NOTES AND PLANT SCHEDULE.

PLANT LEGEND

TREES

(+)

BOTANICAL NAME ACER PLATANOIDES 'CRIMSON KING'

ACER TRUNCATUM X A. PLATANOIDES 'WARREN RED' ARBUTUS UNEDO 'COMPACTA'

FAGUS SYLVATICA

SORBUS AMERICANA 'DWARFCROWN' STEWARTIA PSUEDOCAMELLIA

COMMON NAME

COMMON NAME

MOCK ORANGE

COMMON NAME

KINNIKINNICK

JEAN MAY CAMELLIA

DELAVAY OSMANTHUS

TRAILING ROSEMARY

BEACH STRAWBERRY

CLIMBING HYDRANGEA

SILVERVEIN CREEPER

DWARF PERIWINKLE

COMMON NAME

GOLD FLAME HONEYSUCKLE

NEWPORT DWARF ESCALLONIA

ORANGE FLAME MAHONIA

EVERGREEN HUCKLEBERRY

CRIMSON KING NORWAY MAPLE PACIFIC SUNSET MAPLE

COMPACT STRAWBERRY TREE

GREEN BEECH

DWARFCROWN RED CASCADE MTN ASH JAPANESE STEWARTIA

SHRUBS

BOTANICAL NAME

ESCALLONIA 'NEWPORT DWARF' → MAHONIA AQUIFOLIUM 'ORANGE FLAME

 ○ OSMANTHUS DELAVAYI PHILADELPHUS LEWISII

- ROSEMARINUS OFFICINALIS 'PROSTRATUS'

GROUNDCOVERS AND VINES

BOTANICAL NAME ARCTOSTAPHYLOS UVA-URSI FRAGARIA CHILOENSIS - HYDRANGEA ANOMALA PETIOLARIS — LONICERA HECKROTTII 'GOLD FLAME'

— PARTHENOCISSUS HENRYANA VINCA MINOR

SEDGES, RUSHES AND GRASSES

BOTANICAL NAME

TO BE DETERMINED

TO BE DETERMINED TO BE DETERMINED TO BE DETERMINED

LANDSCAPE REQUIREMENTS

GENERAL LANDSCAPE REQUIREMENTS FROM DPD

ACCORDING TO DIRECTOR'S RULE 13-92, ALL TREES, SHRUBS AND GROUNDCOVERS WILL MEET ALL NECESSARY REQUIREMENTS.

AS REQUIRED BY DIRECTOR'S RULE 13-92, A MINIMUM OF 25% OF ALL PLANTINGS IN REQUIRED LANDSCAPE AREAS SHALL BE LOW WATER USAGE OR DROUGHT TOLERANT PLANTS. IN ADDITION, 30% OF REQUIRED OPEN SPACE MUST BE LANDSCAPED.

SPECIFIC LANDSCAPE REQUIREMENTS

THE SITE IS ZONED NC2-40 AND MUST COMPLY WITH THE FOLLOWING REQUIREMENTS OF SECTION 23.47.016 OF THE SEATTLE LAND USE CODE:

AN AMOUNT OF LANDSCAPING EQUAL TO FIVE (5) PERCENT OF LOT AREA SHALL BE REQUIRED FOR NEW

STREET TREES SHALL BE PROVIDED IN THE PLANTING STRIP.

REQUIRED LANDSCAPE CALCULATIONS

LOT AREA: 29,800 SF

REQUIRED OPEN SPACE: 2429 SF REQUIRED LANDSCAPE: 1490 SF

PROVIDED OPEN SPACE: 6200 SF MIN PROVIDED LANDSCAPE: 1490 SF MIN

REQUIRED TREES: 25 PROVIDED TREES: 25 MIN REQUIRED SHRUBS: 50 PROVIDED SHRUBS: 50 MIN

25% DROUGHT TOLERANT PLANTS REQUIRED 25% MIN DROUGHT TOLERANT PLANTS PROVIDED

IT IS THE INTENT TO LANDSCAPE THE SITE AS SHOWN ON THIS PLAN. HOWEVER, THE OWNER IS NOT OBLIGATED TO INSTALL ADDITIONAL LANDSCAPE NOT IDENTIFIED AS REQUIRED ON THE PLAN AND/OR PLANT SCHEDULE.

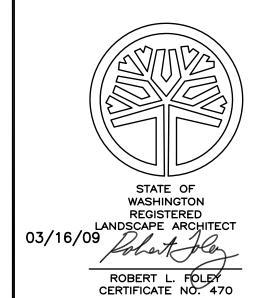
ROBERT FOLEY &associates inc.

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE

918 EAST DENNY WAY SEATTLE, WA. 98122 (206) 324-1908

Monica's Village Place

100 23RD AVENUE SOUTH SEATTLE, WA



MUP APP 03/24/08 <u>DD / COORD 03/17/08</u>

JOB NO : 00-000 ISSUE DATE : <u>00-00-00</u>

CHECKED BY : RF

DATE

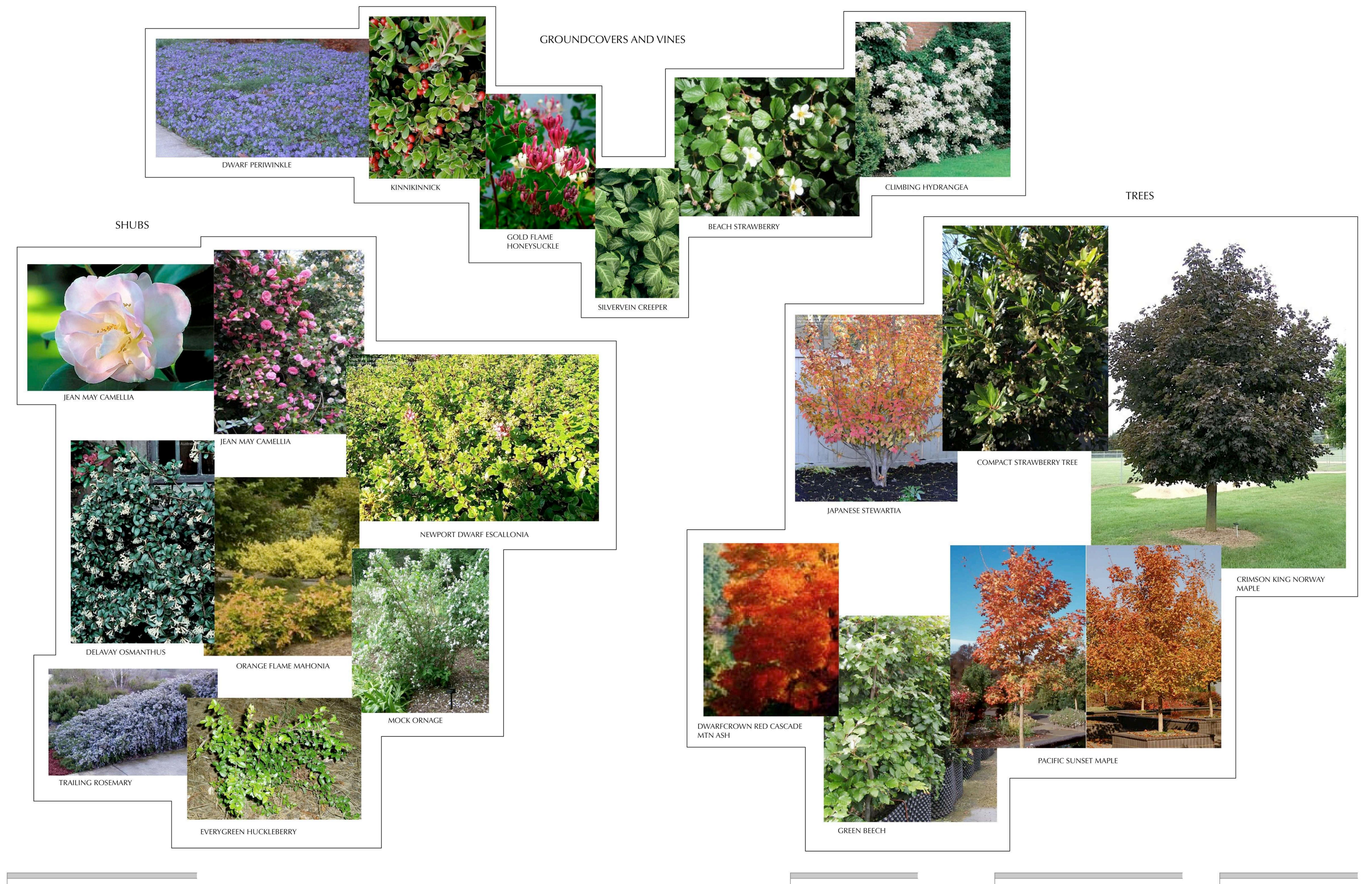
REVISIONS

Planting Plan

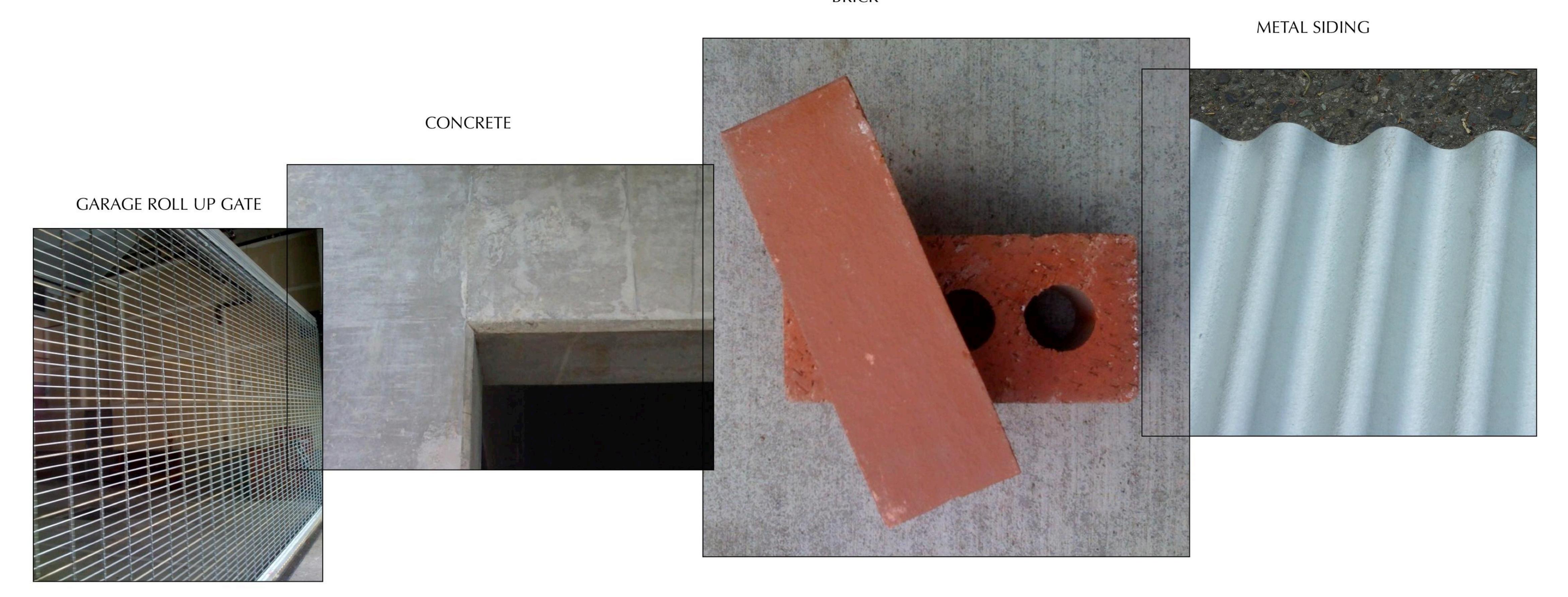
L-101

chaos ARCHITECTURE, PLLC

MONICA'S VILLAGE PLACE I MIXED-USE DEVELOPMENT



BRICK



STREEL LEVEL STUDIO DOOR

